

### **Building and Code Compliance Department Building Services Division**

1515 N.W. 167<sup>th</sup> Street, Bldg. # 4, #200 Miami Gardens, Florida 33169 305-622-8027 (Office) 305-622-8557 (Fax) www.miamigardens-fl.gov

#### **CO/CC OR TCO/TCC APPLICATION**

It has been determined by the Building Official that a Certificate of Occupancy will be required. In order to expedite that requirement, please complete and return to us the required documents signed sealed and notarized if applicable together with a signed sealed copy of your final survey and Elevation Certificate.

This office must receive these documents five (5) business days prior to the time the Certificate of Occupancy/Certificate of Completion is required. All required inspections will then be scheduled within this five (5) business day's period.

If your project includes any deadlines, which must be met, this office should be contacted at least five (5) business days prior to that date so that we can address any problems that may impact the completion of the job.

PLEASE NOTE THAT IT IS YOUR RESPONSIBILITY TO INSURE THAT ALL APPLICABLE CONTRACTORS ARE PREPARED FOR THEIR FINAL INSPECTIONS.

Your consideration will insure a minimum of delays in this issuance of your Certificate of Occupancy.

<u>NOTE</u>: A Certificate of Occupancy cannot be issued if the structure does not match the approved plans on file in this office and all permit cards and inspection history must be submitted with this package, do not leave any blank spaces.

#### **Instructions for Preparing a TCO/TCC Request**

A TCO/TCC is requested when the majority of the construction is completed and only minor issues remain. The job must comply with all American with Disabilities Act (ADA) and life safety requirements. A written request must be submitted to the attention of the Building Official, Shellie K. Ransom, LEED® AP. The letter must be typed on a General Contractor Company's letterhead and it must bear the signature of the qualifier. Requests will not be considered without the following information:

- 1. Include the permit number and job address.
- 2. State the reason for the request. Applicant must show a hardship.
- 3. Identify the specific area(s) included for the request, if the job is being completed in phases.
- 4. State the issues that are pending for final CO/CC approval.
- 5. State the number of days that you would need for the request.
- 6. Include a contact name and telephone number.
- 7. Include the following sentence: "We hereby hold harmless and release the Building Services Division and Miami-Dade Fire Department from any liability that may arise during the use of designated areas in the aforementioned facility while under the limitation of the Temporary Certificate of Occupancy or Temporary Certificate of Completion."
- 8. Include the following sentence: "We hereby certify that all means of egress shall be kept clear and accessible and that all life safety systems will be maintained and operable at all times while the building is being occupied."

Requests may be made in person, by fax (305) 622-8557, or via email to <u>tharper@miamigardens-fl.gov</u>. If submitting via email, the letter must be scanned in order to show the qualifier's signature. Requests will not be accepted without the qualifier's signature.

Once reviewed, we will call the contact person and inform that person of the results. If approved, we will advise you of the fee and schedule the necessary inspections. It is the responsibility of the contractor to request TCO/TCC inspection(s) from the Fire Department if a fire final has not been obtained. A copy of the approved final fire inspection from the Miami-Dade Fire Department must be at the jobsite at the time of inspection. If you have any further questions, please feel free to contact Tarsha Harper at 305-622-8000 ext. 2661.

Building Official for the City of Miami Gardens



## City of Miami Gardens Building and Code Compliance Department

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#### UNIFORM MUNICIPAL CO/CC OR TCO/TCC INSPECTION REPORTING FORM

from Municipality: Municipal Permit No. (MBLD):				(MBLD):			
Job Add	lress:		Uni	it:		Project Name:	
Qualifie	r's Name:				Qualifier's Phone:		
Owner's	s Name:					Owner's Phone:	
(TCC).	Once valid		pal Building Departs	ment personnel, the	e form must be	e present at the job site for the field inspectors. When all approvals CO/TCC issuance.	
	orm Valida					Date:	
T B	ldg Dept P	ersonnel: Prir	t Name		Signature		
$\bigcap^{A}$	ll "Require	ed" TCO/TCC inspe			'Approved" be	fore certificate issuance.	
2	Req'd.	Trade	Inspector's Name	Approval Signature	Date	Comments	
		Building					
		Electrical					
		Fire					
		Mechanical					
		Plumbing					
		Public Works					
		Zoning					
		Other					
						ied unless signed by the Building Official. Occupying the building sprohibited and is in violation of the Florida Building Code Section	
		ficial's Approval:		Date:			
3	l 1 <sup>st</sup> TCO/ onditions o	TCC $\square$ Ex of TCO/TCC:	tension T	CC/TCO Duration	:	_	
•	A TCO/Any TCoservices.	O/TCC that expires	d if any action by the	e contractor, owner	or tenant crea	ce must be vacated.  tes any code violation affecting the proper occupancy of the area.  a notice of violation, civil violation and/or disconnection of utility	



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#### WE REQUIRE THE FOLLOWING INFORMATION TO DETERMINE CERTIFICATE OF OCCUPANCY

1.	OWNER/TENANT/LESSEE:	
2.	APPLICANT NAME:	
3.	CONTACT TEL NO.:	4. PERMIT NO.:
5.	PREVIOUS USE:	6. NO. OF UNITS:
7.	CURRENT USE:	8. IMPACT FEES:
€.	VALUE OF WORK:	10. TOTAL AREA (SQ/ FT):
11.	OCCUPANCY LOAD:	12. AUTO SPRINKLER SYS:
13.	EFFECTIVE FL BLDG CODE:	
14. 15.	DESCRIPTION OF STRUCTURE TYPE OF WALL TYPE OF CONSTRUCTION	(please select only one & specify)
	a) Type I - ☐ A or ☐ B	d) Type IV
	b) Type II - A or B	e) Type V - A or B
	c) Type III - A or B	
16.	OCCUPANCY CLASSIFICATION	(please select only one & specify)
	a) Assembly: Groups A-1, A-2, A-3, A-4, A-5	b) Mercantile: Groups M
	c) Business: Group B	d) Residential: Groups R-1, R-2, R-3, R-4
	e) Factory and Industrial: Groups F-1 or F-2	f) Storage: Groups S-1, S-2
	g) Educational: Group E	h) Utility & Miscellaneous: Group U
	i) Institutional: Groups I-1, I-2, I-3	j) Day care: Group D

NOTE: DO NOT LEAVE ANY BLANK SPACES AND SPECIFY, ALL ORIGINAL PERMIT CARDS MUST BE SUBMITTED WITH THIS PACKAGE.

k) High Hazard: Groups H-1, H-2, H-3, H-4, H5



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#### <u>APPLICATION FOR FINAL INSPECTION & CERTIFICATE OF OCCUPANCY</u>

BUILDING DEPARTMENT			Date:	<i></i>
Address of Job:		Permi	t No.:	
Folio No.:	Lot:	Block:	Subdivision:	
Note: SUBMIT COMPLETION SUR for the Person's pay he is not and emperation of the form is subject to inspection be contracted work for the stipulated amount of the stipulat	ployee under FEDERAL LAW, but the office of the Collector	and cannot be classed of Internal Revenue.	l as DAY LABOR, and mus All contractors and sub-o	st be listed hereunder.
1. Air Conditioning				
2. Cabinets				
3. Carpentry				
4. Concrete Placement				
5. Electrical				
6. Elevator				
7. Flooring				
8. Garage Doors				
9. Glassing				
10. Heating				
11. Hoist				
12. Insulation				
13. Kitchen				
14. Equipment				
15. Land Cleaning				
16. Landscaping				
17. Concrete Block				
18. Metal: Air Ducts				
19. Painting				



# City of Miami Gardens Building and Code Compliance Department Building Services Division 1515 N.W. 167th Street, Bldg. # 4, #200

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#### Contractors and Sub-Contractors List Continues

Con	tractors and Sub-Contract	tors List Continues <u>Name</u>	<u>Address</u>	Phone Number
20.	Paving			
21.	Piling			
22.	Plastering			
23.	Plumbing			
24.	Roofing			
25.	Scaffolding			
26.	Septic Tank			
27.	Signs			
28.	Soil Compaction			
29.	Solar System			
30.	Sprinklers: Fire			
31.	Sprinkler: Lawn			
32.	Steel Contractor			
33.	Surveyor			
34.	Swimming Pool			
35.	Acoustical Tile			
36.	Well Drilling			
37	Windows:			
38.	Miscellaneous			



### City of Miami Gardens

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To: **Building Services Division** c/o Building Official 1515 NW 167<sup>th</sup> Street, Bldg # 4 Miami Gardens, Fl 33169

Date:/			
been completed in conform	rtify that the Building constructed hity with the Building Department ence to this structure have been file	of the City Miami Gardens un	der the above permit and that all
No temporary of final Cert	tificate of Certificate of Completic	on will be issued until this form	is executed.
The owner certifies that the is \$	actual cost of construction is the sa	me as that provided on the perm	it application. If not, the new cost
Print Owner's Name		Signature of Owner	
STATE OF FLORIDA			COUNTY OF DADE
Sworn to and subscribed	day of		
	[ ] Personally Known To Me	[ ] Or Procured Identification	
Type of Identification:		Expiration Data:	
	[ ] Did Take Oath	[ ] Did Not Take Oath	
			Seal:
	Signature of Notary F	Public	
Print Qualifier's Name		Signature of Qualifie	r
STATE OF FLORIDA			COUNTY OF DADE
Sworn to and subscribed	day of		
	[ ] Personally Known To Me	[ ] Or Procured Identification	
Type of Identification:		Expiration Data:	
	[ ] Did Take Oath	[ ] Did Not Take Oath	
			Seal:
	Signature of	f Notary Public	



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#### FIRE PENETRATION AFFIDAVIT

Date://	_		
Reference:	Permit Number:		
	Job Site Address:		
I.	. the	qualifying agent for	. C.C.
Number		ify that all penetrations through	gh walls, ceilings, floors, and
penetrations from sim by approved materi <u>MATERIALS E814</u> a	ing from the passage of pipes, conilar building service equipments instals or devices meeting the account have been installed by qualified lorida Building Code.	stalled in connection with the abeptance criteria <u>AMERICAN</u>	ove permit has been protected SOCIETY FOR TESTING
Print Name ar	nd Title	Signature	
Witness:			
Print Name		Signature	
Print Name		Signature	
	Acknow	wledgement	
STATE OF FLORIDA	<b>A</b>		COUNTY OF DADE
Sworn to and subscribe	d day of		_, 20
	[ ] Personally Known To Me		
Type of Identification:		Expiration Data: _	
	[ ] Did Take Oath	[ ] Did Not Take Oath	
	Signature of Notary		eal:

NOTE: TO BE GIVEN TO THE BUILDING INSPECTOR AT THE TIME OF THE FRAMING INSPECTION & ENGINEERING INSPECTOR AT THE TIME THE CERTIFICATE OF OCCUPANCY.



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#### ENGINEERING/ARCHITECTURAL APPROVAL

Date.	·/
Firm	:
Addr	ess:
To:	City of Miami Gardens Building Department, Bldg # 5 1515 NW 167 <sup>th</sup> Street Miami Gardens, Fl 33169
To w	hom it may concern:
This built	office has inspected the job atfound it to have been according to the approved plans and specifications as prepared by this office.
	building is structurally designed in accordance with good engineering and architectural practice and is in bliance in all respects with local building code requirements.
	erefore, recommend that approval be granted and a FINAL CERTIFICATE OF OCCUPANCY be issued for the e subject premises.
Arch	nitect/Engineer Signature (Required)
	AL REQUIRED>



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#### CERTIFICATE OF OCCUPANCY CHECKLIST

Address: \_\_\_\_\_ Folio No.: \_\_\_\_\_

TCO / CO.:	
C.O. Requirements	T.C.O. Requirements
Final Accessibility Inspection	Partial Final Accessibility Inspection
Final Electrical Inspection	Partial Final Electrical Inspection
Final Plumbing Inspection	Partial Final Plumbing Inspection
Final Mechanical Inspection	Partial Final Mechanical Inspection
Final Fire Inspection (Alarms & Sprinklers)	Partial Final Fire Inspection (Alarms & Sprinklers)
Final Building Inspection	Partial Building Inspection
Final Elevator	Partial Final Elevator
Final Engineering	Partial Final Engineering
Final Planning & Zoning	Partial Final Planning & Zoning
Final Concurrency (if you have a Zoning App)	Partial Final Concurrency (if you have a Zoning App)
Final Public Works	Partial Public Works
Fire Approval for CO	Fire Approval for TCO
Chief's Final Approval Signature	Chief's Approval Signature for TCO
Glazing Inspection (Threshold)	Glazing Inspection (Threshold)
Concrete Test (50 CU-YD)	Concrete Test (50 CU-YD)
Final Elevation Certificate W/Pictures (2 copies)	Elevation Certificate (2 copies)
Fire Penetration Affidavit	Fire Penetration Affidavit
Soil Density Report	Soil Density Report
Insulation Certificate	Insulation Certificate
Termite Treatment Certificate	Termite Treatment Certificate
Sub-Contractors List	Sub-Contractors List
Pile Log	Certificate's Fee
Threshold/Special Inspector Log and Statement	Water & Sewer Compliance Form 89-95
Signed & Sealed Engineer/Architect Approval Letter	Original Permit Cards with Inspection History
Flood proofing Certificate (2 copies)	
Landscaping Architect Affidavit	
Owner/Qualifier/Engineer Affidavit	
Final Survey	
Certificate's Fee	
Water & Sewer Compliance Form 89-95	
Original Permit Cards with Inspection History	

NOTE: THE BUILDING DEPARTMENT HAS CREATED THIS CHECK LIST TO HELP THE APPLICANT SUBMIT THE DOCUMENTS NEEDED FOR A CO/TCO. ONLY SELECT

WHAT IS APPLICABLE TO SCOPE OF WORK.

OMB No. 1660-0008 Expires March 31, 2012

Federal Emergency Management Agency

National Flood Insurance Program Important: Read the instructions of	a pages 1-8.
SECTION A - PROPERTY INFORMATION	For Insurance Company Use:
A1. Building Owner's Name	Policy Number
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.	Company NAIC Number
City State ZIP Code	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)	
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.)	
A5. Latitude/Longitude: Lat Long Horizontal Datum: DAM	D 1927  NAD 1983
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.	
A7. Building Diagram Number  A8. For a building with a crawl space or enclosure(s), provide  A9. For a building with an attached ga	rage, provide:
a) Square footage of crawl space or enclosure(s) sq ft a) Square footage of attached gar	rage sq ft
b) No. of permanent flood openings in the crawl space or b) No. of permanent flood openings in the crawl space or	
enclosure(s) walls within 1.0 foot above adjacent grade walls within 1.0 foot above accc.  Total net area of flood openings in A8.b sq in c) Total net area of flood openings in A8.b	· · /
c) Total net area of flood openings in A8.b sq in c) Total net area of flood opening d) Engineered flood openings? \[ \subseteq YES \] NO \[ \subseteq NO \] Engineered flood openings? \[ \subseteq \text{ Engineered flood openings} \]	
SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION	
	B3. State
CITY OF MIAMI GARDENS # 120345 Miami-Dade  B4. Map/Panel Number B5. Suffix B6. FIRM Index B7. FIRM Panel B8. Flood Zone(s)	Florida  B9. Base Flood Elevation(s) (Zone AO,
Date Effective/Revised Date Bo. Flood Zolle(s)	use base flood depth)
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.	
☐ FIS Profile ☐ FIRM ☐ Community Determined ☐ Other (Describe)	<u> </u>
B11. Indicate elevation datum used for BFE in Item B9 \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	
B12. Is the building located in a Coastal Barcier Resources System (CBRS) area or Otherwise Protected Area (OPA)? Yes  Designation Date	□N <sub>0</sub>
SECTION C - BUILDING/ELEVATION INFORMATION (SURVEY REQUIRED)	
	-1 Comptonation
*A new Elevation Certificate will be required when copper action of the building is complete.	ed Construction
C2. Elevations – Zones A1-A30, AE, AH, A (with BFE), VE, VI-V30, V (with BFE) AR, AR/A, AR/AE, AR/A1-A30, AR/A according to the building diagram specified in Item A7.	AH, AR/AO. Complete Items C2.a-g belo
Benchmark Utilized Vertical Datum	
Conversion/Comments	
Check the measurement used.	
a) Top of bottom floor (including basement, crawl space, or enclosure floor)	• •
c) Bottom of the lowest horizontal structural member (V Zones only) feet meters (Puerto Ri	co only)
d) Attached garage (top of slab) feet ☐ meters (Puerto Ri e) Lowest elevation of machinery or equipment servicing the building feet ☐ meters (Puerto Ri	
(Describe type of equipment in Comments)  f) Lowest adjacent (finished) grade (LAG) feet ☐ meters (Puerto Ri	co only)
g) Highest adjacent (finished) grade (HAG) feet meters (Puerto Ri	
SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION	
This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify eleva information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I underst	I I
that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.	
Check here if comments are provided on back of form.	PLACE
Certifier's Name License Number	SEAL
Title Company Name	HERE
Address City State ZIP Code	
Signature Date Telephone	

	Page 11 of 13
IMPORTANT: In these spaces, copy the corresponding information from Section A	A. For Insurance Company Use:
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.	Policy Number
City State ZIP Code	Company NAIC Number
SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (C	CONTINUED)
Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/compan	ny, and (3) building owner.
Comments	
Signature Date	☐ Check here if attachments
SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUI	TRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)
For Zones AO and A (without BFE), complete Items E1-E5. If the Certificate is intended to support E1-E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter met E1. Provide elevation information for the following and check the appropriate boxes to show whet the lowest adjacent grade (LAG).  a) Top of bottom floor (including basement, crawl space, or enclosure) is	exters.  Sther the elevation is above or below the highest adjacent grade (HAG) and feet
Comments	
	Check here if attachments
SECTION G - COMMUNITY INFORMATION (OPTIONAL)	
The local official who is authorized by law or ordinance to administer the community's floodplain relevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in the information in Section C was taken from other documentation that has been signed and set to certify elevation information. (Indicate the source and date of the elevation data in the Coroca A community official completed Section E for a building located in Zone A (without a FEMA G3. The following information (Items G469.) is provided for community floodplain manageme G4. Permit Number G5. Date Permit Issued	in Items G8. and G9.  sealed by a licensed surveyor, engineer, or architect who is authorized by law omments area below.)  IA-issued or community-issued BFE) or Zone AO.
	☐ feet ☐ meters (PR) Datum ☐ feet ☐ meters (PR) Datum ☐ feet ☐ meters (PR) Datum ☐ Title  Telephone
·	Telephone
Signature	Date
Comments	

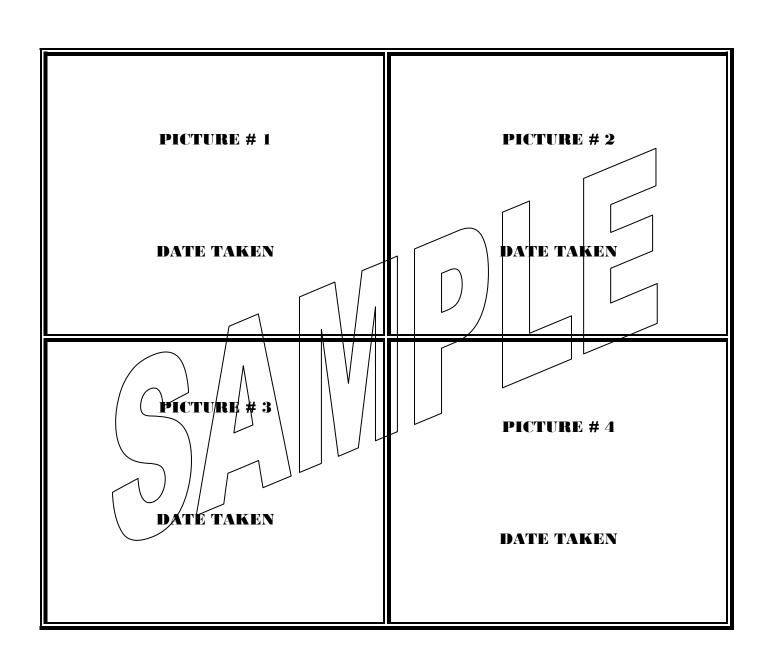
Check here if attachment

### **Building Photographs**

See Instructions for Item A6.

			For Insurance Company Use:
Building Street Ad	dress (including Ant Unit Suite	, and/or Bldg. No.) or P.O. Route and Box No.	Policy Number
Building Street 1 to	aress (merading ript., Onit, Suite,	, and of blag. 110.) of 1.0. Route and box 110	<i>5.</i>
City	State	ZIP Code	Company NAIC Number
	State	211 2040	

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least two building photographs below according to the instructions for Item A6. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." If submitting more photographs than will fit on this page, use the Continuation Page, following.



### **Building Photographs**

Continuation Page

D:1a	ding Charact Address (including Aut. Hait Cuite, and/on Dide No.) on D.O. Doute and Day M.	For Insurance Company Use: Policy Number
Bullo	ding Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box N	). Toney runner
City	State ZIP Code	Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least two building photographs below according to the instructions for Item A6. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." If submitting more photographs than will fit on this page, use the Continuation Page, following.

